



VENTURE
PLATINUM

Coniscliffe Road | Darlington
£525,000



A rare opportunity to acquire a beautifully presented and spacious, 4 bedroom, Grade II listed Georgian townhouse, rich in period charm, backing directly onto Green Park. With off-street parking to the front, a spacious entrance hallway with lovely wooden floors leads through to two generous reception rooms.

The lower ground floor offers a striking large open-plan kitchen/diner with a centre island and a log-burning stove sitting within an original stone fireplace together with a well-proportioned shower room, and double doors opening onto the rear garden.

On the first floor are three double bedrooms and a lovely family bathroom, with the fourth bedroom on the second floor with its own generous en-suite.

To the rear, a terrace and stunning south-facing garden enjoy a wonderful outlook backing directly onto Green Park. The property is also superbly located, close to excellent schools and within easy walking distance of Darlington town centre. A characterful home in an outstanding setting and rarely available.

Ground Floor Hallway

A spacious hallway with period features and wooden flooring allowing access to the two ground floor reception rooms and access to the first floor via a staircase, and into the lower ground floor via a second staircase. To the rear of the hallway is a half-glass back door, allowing in plenty of light.

Reception 1 4.83m x 5.23m (15'10 x 17'02)

To the front of the property, a large reception room enjoys plenty of natural light through two sash windows with original wooden shutters and is finished with stylish wood-effect laminate flooring throughout. Built-in storage has been thoughtfully incorporated, adding both character and practicality, while an electric log-burner-effect stove provides a focal point. The room is warmed by two gas central heating radiators.

Reception 2 4.37m x 5.84m (14'4 x 19'2)

To the rear, a beautifully spacious, south facing, second reception room enjoys two large, original sash windows with original wooden shutters overlooking the garden and Green Park beyond. A cast iron log burner sits within a Chesney's fire surround with a granite hearth, creating a wonderful focal point, while the room is further warmed by gas central heating radiators. Another light and airy room.

Lower Ground Floor Hallway

Gas central heating, radiator, and two built-in storage cupboards and door to the front of the property

Open Plan Kitchen / Dining Room 9.17m x 5.26m (30'1 x 17'3)

An impressive, expansive open-plan space running the full depth of the property from front to rear, the lower ground floor kitchen/diner is a truly outstanding room. The kitchen area is fitted with a range of units in cream, beautifully contrasted with dark granite work surfaces, while a stunning centre island, also topped in granite, provides a wonderful space for dining and entertaining. A large gas range with ovens and gas hobs sits at the heart of the kitchen, with two sash windows to the front allowing plenty of natural light to flood in.

To the rear of this open plan area sits a stunning cast iron log burner within a recessed fireplace with a stone hearth, with a further sash window and a door leading directly out to the patio. A perfect area to relax. Alcove storage, ceiling spotlights and a Karndean herringbone floor run throughout, completing this genuinely impressive space

Shower Room/Utility 4.29m x 1.45m (14'1 x 4'9)

Accessed from the lower ground floor hallway, a stylish shower room incorporates a neatly fitted utility area, complete with a walk-in shower within cubicle, WC and wash hand basin, finished with stunning tiled walls and flooring and ceiling spotlights throughout. Storage cupboard housing Boiler. (New in 2025)

First Floor Landing

The landing area retains a wealth of period features and benefits from a large, striking window to the front, flooding the space with natural light and allowing it to filter throughout the house.

Bedroom 1 4.39m x 4.67m (14'5 x 15'4)

A large double, south facing room and a beautiful space, bedroom one is the Master bedroom and sits to the rear of the property with two large sash windows enjoying stunning views out over the garden and Green Park. The room is warmed by gas central heating.





Bedroom 2 4.57m x 3.18m (15'0 x 10'5)

Situated to the front of the property, another excellent size bedroom with sash window and gas central heating radiator.

Bedroom 3 4.39m x 2.74m (14'5 x 9'0)

Another south facing double bedroom with views out towards the garden and Green Park, with a sash window and radiator.

Family Bathroom 3.63m x 1.73m (11'11 x 5'8)

To the front of the property, a beautifully presented family bathroom comprises bath, wash hand basin with storage, a walk-in shower and a wall-mounted towel dryer, finished with fully tiled walls and flooring and ceiling spotlights throughout.





Second Floor

Stairs lead up to the second floor from the first-floor landing.

Bedroom 4 4.98m x 3.12m into eaves (16'4 x 10'3 into eaves)

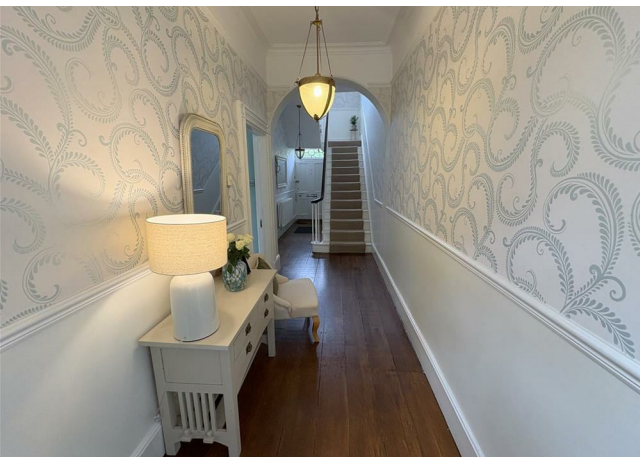
Another large room with gas central heating radiator and a window to the rear and access to an en-suite bathroom.

En-suite

Accessed from bedroom four, the top floor ensuite bathroom is a good size and comprises a hand basin, bath and WC.

Externally

To the front of the property, a paved driveway provides off-street parking for several vehicles and benefits from an electric car charging point. To the rear, a south facing, paved terrace offers an ideal space for outdoor entertaining, with steps leading down to a garden that includes a shed and some well-established mature planting. What truly sets this outside space apart, however, is its beautiful, uninterrupted outlook over Green Park, a rare and enviable backdrop that makes the garden and terrace a genuinely special place to relax.



Tenure
Freehold

Property Details

Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area West End
Flood Risk Very low
Floor Area 2,561 ft² / 238 m²
Plot size 0.10 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

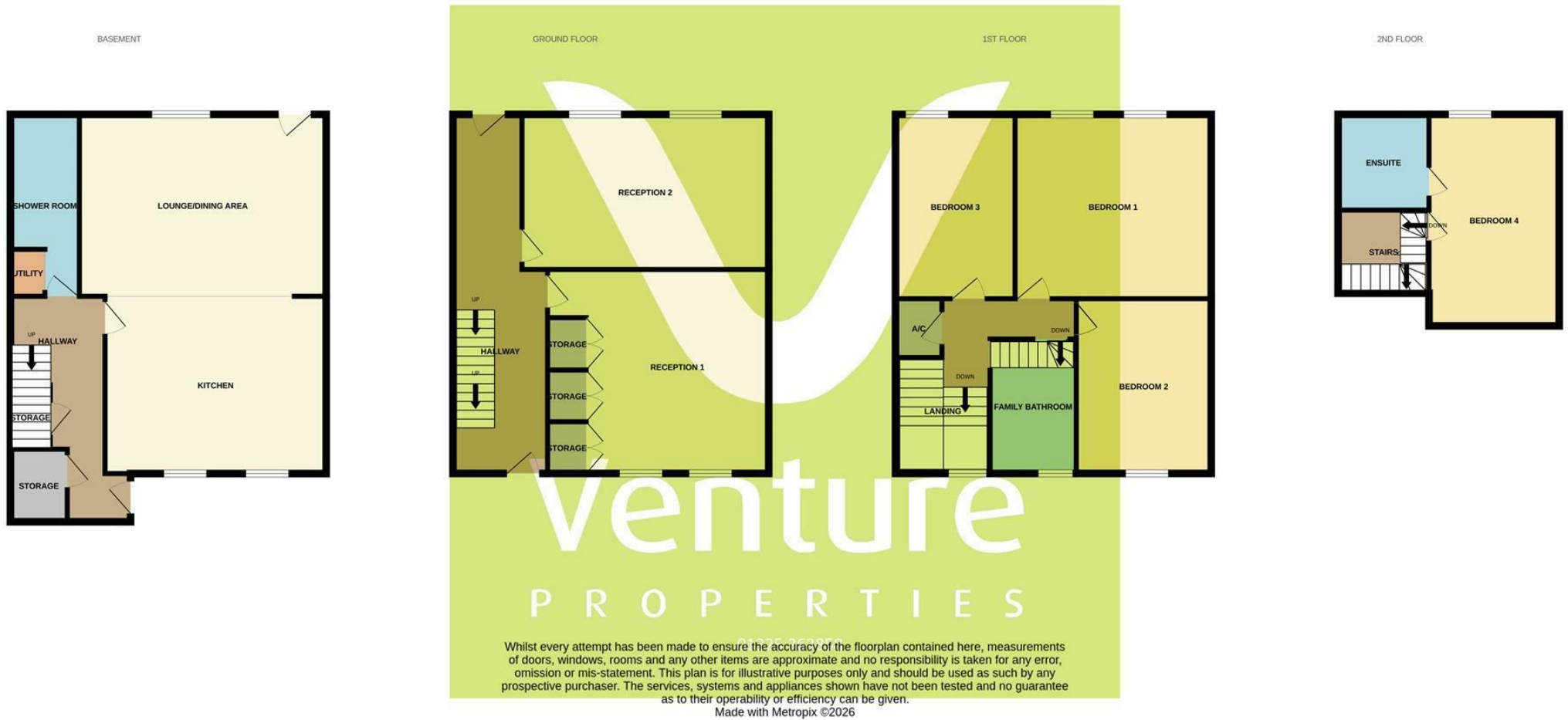
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.